

Dunn, Brandon

From: Daltry, Wayne
Sent: Friday, November 20, 2009 10:51 AM
To: Dunn, Brandon
Subject: RE: 2009/2010 Lee Plan Regular Amendment Cycle (CPA2009-00001)

Good Morning Brandon:

I have reviewed the proposed land use plan amendment.

First, a verification on the statement that this proposal does not increase the County total "build out" estimate is needed. To date, we have not seen a need to increase the total volume of units already permitted within the County. A statement such as that made is comforting, and if verified, does enable us to pursue other County goals on site. If not verifiable, the balancing act is more difficult.

Second, this could be a receiving area for other residential areas in the DRGR. The proposal to change the land use designation from DRGR to another use would seem to be an outcome of any TDR program within the DRGR. The receiving area (s) for TDRs within the DRGR does not have to be within the existing DRGR. There would have to be affirmation that this is a receiving area for TDR. As such then, we would need the mechanisms for unit transfer.

Third, mixed use should be a requirement. The application states and the FLUM designation states that uses are to be mixed, but elsewhere where development has occurred, such has not been the case within specific developments. The statements for non-motor use and interconnections will need to be included for follow-through.

Forth, "wetlands" are not "DRGR." Wetlands are a separate land use category. Wetlands have their own functions, which are needed for the site. The uses and logic provided by the applicant do not require the acreage of wetlands to be converted. Wetlands should be excluded from the proposed change.

Fifth, the Lake should not be reclassified except to "conservation." The uses and logic provided by the applicant do not require the acreage of the Lake to be converted. However, the opportunity as provided by the proposal to clarify the end use of the Lake as Conservation can be taken if offered.

Thank you for the opportunity to review the proposal.

Wayne Daltry, FAICP
 Director, Smart Growth
 239-533-2240
 fx -485-2262

"Never doubt that a small group of thoughtfully committed citizens can change the world. Indeed, it's the only thing that ever has." Margaret Mead.

From: Dunn, Brandon
Sent: Monday, November 16, 2009 9:06 AM
To: Bill Horner, Lee County Port Authority; Bill Lombardo, Fire Chief South Trail; Bill Van Helden, Fire Chief Cape Coral; Bud Elliott, Fire Chief Iona McGregor; Campbell, Gerald; Charles Barry, Fire Chief Useppa Island; Collins, Donna Marie; Daltry, Wayne; Danny Duncan, Fire Chief Sanibel; David Bradley, Fire Chief Matlacha; David Duncan, Fire Chief Fort Myers Shores; David Edmonds, Fire Chief Boca Grande; Dawn Gordon, Lee County School Board; Dickerson, Kim (Mary); Donald Adams Sr, Fire Chief Lehigh Acres; Eckenrode, Peter; Ed Howell, Fire Chief Port Authority; Griffith, Douglas; Hock, Donna M.; Horsting, Michael; Houck, Pamela; Jay Halverson, Fire Chief Captiva; Joey Tiner, Fire Chief Alva; Johnson, Frederic; Ken Dobson, Fire Chief Fort Myers; Kevin Ferrell, Sheriffs Office; Larry Nisbet, Fire Chief Bayshore; Lavender, James; Lis, Carol; Loveland, David; Manzo, Barbara; Meurer, Douglas; Mike Becker, Fire Chief Fort Myers Beach; Miller, Janet; Moore, James; Myers, Steve; Natale Ippolito,

12/8/2009

Fire Chief San Carlos Park; Newman, William; Ottolini, Roland; P. H. Kinsey Jr, Fire Chief Bonita Springs; Paul DeArmond, Fire Chief Tice; Pavese, Michael; Price, Robert; Richard Pepper, Fire Chief Upper Captiva; Roberts, Rickey; Sajgo, Gloria; Sampson, Lindsey; Scott Vanderbrook, Fire Chief Estero; Stewart, Robert; Sweigert, Rebecca; Terry Pye, Fire Chief North Fort Myers; Wegis, Howard; Wilson, John; Zettel, Mary
Cc: O Connor, Paul; Noble, Matthew; Burris, Richard; Blackwell, Peter
Subject: 2009/2010 Lee Plan Regular Amendment Cycle (CPA2009-00001)

Planning staff is asking for your help in review of the above referenced proposed amendment to the Lee Plan.

The referenced CPA2009-00001 is a proposed privately initiated Lee County Comprehensive Plan amendment, titled by the Applicant as Alico West.

The Alico West Comprehensive Plan Amendment covers 919.5 acres of land located adjacent to the University Community and requests both a Map and Text Amendment. The Alico property is proposed by the applicant to be re-designated from the Density Reduction Groundwater Resource designation to the University Community designation, with a sub-designation of University Village.

The existing FLUM designation will allow a maximum of 88 units to be built on the 919.5 acres. The applicant is seeking the University Community designation for the property, and 1,950 of the 6,510 units currently anticipated within the University Community FLUC. This change will not affect the overall county residential allocation, but will significantly increase the allowed units on the subject property. The proposed amendment will also have the affect of reducing the density on the 2,604 acres currently designated as University Community on the FLUM.

Please review the proposal for CPA2009-00001 (a link is provided below), and provide comments concerning how the proposed amendment will affect your budget, operations, or other responsibilities that your agency/department is concerned with. Comments should be provided no later than December 7, 2009

<http://www3.leegov.com/dcd3/PlanAmendments/PA2009-2010/CPA200901A1.pdf> (Application)

Brandon D Dunn

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